

CENTRAL INTELLIGENCE AGENCY

INFORMATION REPORT

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SECURITY INFORMATION

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COUNTRY Bulgaria

REPORT

SUBJECT Housing in Sofia

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REFERENCES

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This is UNEVALUATED Information

THE SOURCE EVALUATIONS IN THIS REPORT ARE DEFINITIVE.
THE APPRAISAL OF CONTENT IS TENTATIVE.
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1. Privately owned real estate expropriated by law is administered by the "zhilfond" offices established throughout the country by the city councils. In April 1948, one such office was set up for Sofia, called Sofzhilfond, and controlled by the Sofia City Council. In January 1952 this was split up into nine separate regional offices, each directly responsible only to the city council. There are four for central Sofia, known as IA, IB, IW (sic), and IC, and five for the suburbs, known as II, III, IV, V, and VI. Each office has an average staff of 40.
2. The law provides for the expropriation of all dwelling houses comprising more than one apartment; this transferred to Sofzhilfond about 36,000 dwellings, in addition to about 4,000 shops, restaurants, office premises, etc. This property forms about 40 percent of Sofia's real estate. Compensation was neither paid nor promised.
3. Each Sofzhilfond office keeps a record of its property in the form of a card index, the cards showing all details of the property. The office is responsible for collecting rents and keeping the property in good repair, though in practice only minor routine repairs are carried out.
4. Sofzhilfond receives about 3,500,000 leva (new currency) per month in rent, of which 10 percent at most is spent for repairs, the balance going to the city council. The average monthly rent for one room is 24 leva, and for two rooms is from 45 to 60 leva. Rents have not been raised since 1943.
5. Allocation and renting of apartments is not the responsibility of Sofzhilfond, but of the Zhilishten Sud (Housing Court, also called Zhilishtna Komisiya--Housing Commission) which has offices at No. 19 Karnigrad Street for apartments and at No. 5 Budapest Street for business accommodations. Zhilishten Sud is composed of a judge (sud) as chairman, a "people's representative," and a representative of the Otechestven Front (Fatherland Front).

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6. The housing problem in Sofia is severe, and there is a need for 20,000 to 30,000 additional rooms. Normally an applicant can expect to obtain an apartment only if he is able to trace one which is already evacuated or about to be evacuated. In such cases he submits an application on a printed form to the Zhilishtna Komisiya, without attaching documents, and in due course he is summoned before the commission to support his application. Normally there are many applications for each available apartment, and a letter of recommendation from the landlord of a privately owned apartment may help, but does not bind the commission. The successful applicant is given a Sudebno Reshenie (Legal Decision), a document which certifies his title.

7. The purchase of real estate and the construction of private buildings are not prohibited by law, but in actuality all building is done by the government.

8. [redacted] personalities:

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a. Donkova (fnu), manager of administration and personnel of IW district of Sofzhilfond [redacted]

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b. Racho Nakev, manager of the IW district [redacted]

c. Tsvetana Nikolova, chief accountant of the IW district [redacted]

d. Sava Petrov, in charge of the "administrators" who are each responsible for a subdivision of the IW district [redacted]

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1. [redacted] Comment: The 1952 Sofia telephone directory lists three offices of Sofzhilfond, in addition to the central office, as follows: (a) Stalinski "V" Rayon, (b) Stalinski "G" Rayon, and (c) Dimitrovski Rayon.

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